

Bucksport Planning Board
6:30 P.M., Tuesday, May 3, 2016
Bucksport Town Office
50 Main Street

AGENDA

- 1. Roll Call**

<input type="checkbox"/> Mary Jane Bush	<input type="checkbox"/> Steve Feite	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Brian MacDonald	<input type="checkbox"/> Christopher Johnson	<input type="checkbox"/> Edward Belcher (Chair)
<input type="checkbox"/> David Grant		
- 2. Review and Acceptance of Minutes:** April 5, 2016 Minutes
- 3. Chair's Report**
- 4. Code Enforcement Officer's Report**
- 5. Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
- 6. Unfinished Business:** None
- 7. New Business**
- 8. Administrative Business:**
 - A. Review of dimensional standards in the Downtown Shoreland District.
- 9. Discussion**
- 10. Adjournment**

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MINUTES

1. **Roll Call:** The code enforcement officer called the roll. The following members were present (if box is checked):

<input type="checkbox"/> Mary Jane Bush	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson*
<input checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Christopher Johnson	<input checked="" type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		

*Member Hanson arrived after agenda item 3.

Staff present : Jeff Hammond Code Enforcement Officer

2. **Review and Acceptance of Minutes:** Minutes from the April 5, 2016 meeting were reviewed.

MOTION: (Johnson) To accept the minutes as prepared.

SECOND: (Feite)

DISCUSSION: None

VOTE: 4-0 MOTION ADOPTED

3. **Chair's Report:** No report

4. **Code Enforcement Officer's Report:**

- a. The town council adopted an amendment to Chapter 5 that allows demolition activity on Saturdays, effective May 28th
- b. The town council adopted amendments to Appendix D, effective July 20th.
- c. The board of appeals will be considering two variance appeals on May 10th. One involves shoreland zoning and DEP has recommended the variance be denied.

5. **Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

No public comments.

6. **Unfinished Business:** None

7. **New Business:** None

8. **Administrative Business:**

- a. **Review of dimensional standards in the Downtown Shoreland District.**

The CEO provided board members with data collected for shoreland properties in the Downtown Shoreland District. It was revealed that town shoreland dimensional standards are much less restrictive than DEP standards, but many properties are still nonconforming, making it harder to add residential uses. It was suggested that a proposal be made to remove the requirement that each dwelling unit be provided with a minimum amount of lot size and shore frontage, which is a DEP standard. This is the primary reason why many commercial buildings on Main Street are unable to add apartments on the upper floors.

The board discussed the issue and agreed that this change should be pursued. The board also agreed that the current application of minimum lot size and frontage for each commercial building rather than for the individual commercial uses in each building be kept. DEP has expressed concern that this standard is not consistent with their requirements. In both cases, adequate justification must be given to DEP for their approval of these inconsistencies with their standards.

The board discussed the timing of making changes to dimensional standards that could result in more residential uses on Main Street. It was noted that the proposed comprehensive plan will be noting the need to revisit zoning restrictions on Main Street for this very purpose, so proposing changes at this time should not lead to a conflict with the adopted plan. The CEO was asked to prepare language for the proposed changes.

9. **Discussion:** The CEO mentioned that work to culvert a stream is under way to prepare for a proposed development on Route 1. The board should have an application to review later this fall. Two new businesses on Main Street were discussed. Local groups formed to help with the revitalization of downtown Bucksport were discussed. A concern about the need for coordinated efforts was raised.

10. **Adjournment:** 7:31PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary